

COMMONWEALTH OF PENNSYLVANIA
GOVERNOR'S OFFICE
EXECUTIVE ORDER

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|----------|--|---|--|------------------|--|---|--|
| Subject: | | STRATEGIC DEVELOPMENT AREA, BUTLER COUNTY | | Number: | | 2007-01 | |
| Date: | | April 24, 2007 | | By Direction of: | |  Edward G. Rendell, Governor | |

WHEREAS, there exists in this Commonwealth areas of economic distress that require coordinated efforts by private and public entities to enable these areas to make significant contributions to the economic and social well-being of the Commonwealth; and

WHEREAS, Article XXIX-C of the Tax Reform Code (herein the Act) provides that the Governor may designate property within the Commonwealth as Proposed Strategic Development Areas; and

WHEREAS, the Commonwealth must, on occasion, make timely and flexible economic development decisions to address and assist communities that are in vital need of improvement.

NOW, THEREFORE, I, Edward G. Rendell, Governor of the Commonwealth of Pennsylvania, by virtue of the authority vested in me by the Constitution of the Commonwealth of Pennsylvania and other laws of the Commonwealth, do hereby proclaim the following:

1. Proposed Strategic Development Area site. The following parcel of property is hereby designated as a Proposed Strategic Development Area:

In the Township of Cranberry, Butler County, Pennsylvania a certain tract of land containing 104.766 acres and being more fully bounded and described in Exhibit A attached hereto and incorporated herein.

2. Definition. For purposes of this Executive Order, Strategic Development Area shall have the meaning ascribed to it in the Act.

3. Timeframe. The Proposed Strategic Development Area listed above shall be eligible for the tax exemptions, deductions, abatements, or credits provided by the Act and for the period described therein.

4. Designation. The Department of Community and Economic Development shall designate the above-described parcel of property as a Strategic Development Area, in accordance with the Act, following the timely submission of completed applications and approvals as required by the Act.

5. Relationship With Other Agencies. All agencies under the Governor's jurisdiction shall cooperate with and provide assistance to the Strategic Development Area in performing their revitalization functions.

EXHIBIT A

STRATEGIC DEVELOPMENT AREA DESCRIPTION

All that certain lot or parcel of land situate in the Township of Cranberry, County of Butler, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point on the easterly right of way line of Cranberry Woods Drive (private), at the southwest corner of an Outparcel of the Revision No. 1 to Cranberry Woods Plan No. 1, recorded in Plan Book Volume 277, Pages 36-37; thence along the southerly line of an Outparcel of the Revision No. 1 to Cranberry Woods Plan No. 1, the following three (3) courses and distances, viz: South $61^{\circ}51'54''$ East, 302.32' to a point; thence North $89^{\circ}02'46''$ East, 332.79' to a point; thence North $00^{\circ}57'14''$ West, 70.00' to a point at the southwest corner of Lot 1B of the Revision No. 1 Knockout Plan of Lots No. 2, recorded in Plan Book Volume 276, Pages 28-29; thence along the southerly line of Lot 1B and Lot 1A of the Revision No. 1 Knockout Plan of Lots No. 2, North $89^{\circ}02'46''$ East, 237.15' to a point; thence through Rev. Parcel 1 of the Revision No. 1 to Cranberry Woods Plan No. 1, recorded in Plan Book Volume 277, Pages 36-37, South $58^{\circ}29'47''$ East, 947.59' to a point on the westerly line of property now or formerly The Pittsburgh Association for the Improvement for the Poor; thence along the westerly line of property now or formerly The Pittsburgh Association for the Improvement for the Poor, South $00^{\circ}58'10''$ East, 89.48' to a point; thence through Rev. Parcel 1 of the Revision No. 1 to Cranberry Woods Plan No. 1, the following nine (9) courses and distances, viz: thence by an arc of a circle deflecting to the left in a southwestwardly direction, having a radius of 3650.00', an arc distance of 309.69' (chord bearing and distance, South $09^{\circ}27'25''$ West, 309.60') to a point; thence South $07^{\circ}01'34''$ West, 94.82' to a point; thence by an arc of a circle deflecting to the right in a southwestwardly direction, having a radius of 890.00', an arc distance of 837.41' (chord bearing and distance, South $33^{\circ}58'53''$ West, 806.86') to a point; thence South $60^{\circ}56'11''$ West, 340.77' to a point; thence by an arc of a circle deflecting to the left in a southwestwardly direction, having a radius of 400.00', an arc distance of 181.06' (chord bearing and distance, South $47^{\circ}58'09''$ West, 179.52') to a point; thence by an arc of a circle deflecting to the right in a southwestwardly direction, having a radius of 970.00', an arc distance of 379.66' (chord bearing and distance, South $46^{\circ}12'52''$ West, 377.24') to a point; thence South $57^{\circ}25'39''$ West, 339.16' to a point; thence by an arc of a circle deflecting to the right in a southwestwardly direction, having a radius of 1170.00', an arc distance of 240.89' (chord bearing and distance, South $63^{\circ}19'33''$ West, 240.46') to a point; thence South $69^{\circ}13'26''$ West, 311.41' to a point on the easterly right of way line of Cranberry Woods Drive (private); thence along the easterly right of way line of Cranberry Woods Drive (private), the following nine (9) courses and distances, viz: by an arc of a circle deflecting to the right in a northwestwardly direction, having a radius of 370.00', an arc distance of 868.14' (chord bearing and distance, North $43^{\circ}33'32''$ West, 682.26') to a point; thence North $23^{\circ}39'29''$ East, 457.29' to a point; thence by an arc of a circle deflecting to the left in a northwardly direction, having a radius of 530.00', an arc distance of 481.63' (chord bearing and distance, North $02^{\circ}22'31''$ West, 465.23') to a point; thence North $28^{\circ}24'31''$ West, 137.14' to a point; thence by an arc of a circle deflecting to the right in a northwestwardly direction, having a radius of 470.00', an arc distance of 198.47' (chord bearing and distance, North $16^{\circ}18'40''$ West, 197.00') to a point; thence North $04^{\circ}12'50''$ West, 252.73' to a point; thence by an arc of a circle deflecting to the right in a northeastwardly direction, having a radius of 370.00', an arc distance of 491.22' (chord bearing and distance, North $33^{\circ}49'11''$ East, 455.93') to a point; thence North $71^{\circ}51'12''$ East, 248.35' to a point; thence by an arc of a circle deflecting to the left in a northeastwardly direction, having a radius of 560.00', an arc distance of 427.30' (chord bearing and distance, North $49^{\circ}59'39''$ East, 417.01') to the place of beginning.

Contains 4,563,594.75 Sq. Ft. or 104.766 Acres